Karen Johnson Davidson County
Batch# 904312 DEEDQC
08/17/2022 08:45:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220817-0093044

# EXECUTOR'S QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
| **Joanne Sullivan**<br>**232 Fairway Drive**<br>**Nashville, TN 37214** | **SAME** | **095 07 0 014.00** |

**KNOW ALL PERSONS** by these presents that **Barbara A. Sullivan**, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the vesting of title to the real estate passing under the Decedent's Will that was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P752, hereby releases, remises and quitclaims unto:

**JOANNE SULLIVAN**

all right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 170 on the Plan of Merry Oaks, of record in Book 1835, Pages 67-68, Register's Office for said County.
>
> Said Lot No. 170 fronts 128 feet on the northerly side of Fairway Drive and runs back 221.3 feet on the westerly line, and 213.3 feet on the easterly line to a dead line in the rear measuring 105 feet.
>
> Being the same property conveyed to Joseph B. Sullivan and Barbara Quinn Sullivan, husband and wife, by Warranty Deed from McFarland Heights, Inc., a Tennessee Corporation, of record in Book 2152, Page 71, Register's Office for Davidson County, Tennessee
>
> Joseph B. Sullivan having predeceased Barbara Quinn Sullivan.
>
> Barbara Quinn Sullivan and Barbara A. Sullivan being one and the same person.

Barbara A. Sullivan, died testate on June 3, 2021, and devised said property to Joanne Sullivan by Will duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No.: 22P752.

This property is quitclaimed subject to any conditions, restrictions, reservations, or easements, of record.

This is improved property known as 232 Fairway Drive, Nashville, TN 37214.

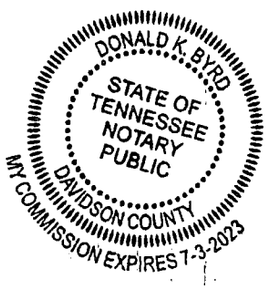
**WITNESS MY HAND** this the 11th day of August, 2022.

Joanne Sullivan, Executor
**Joanne Sullivan, Executor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Joanne Sullivan,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 11th day of August, 2022.



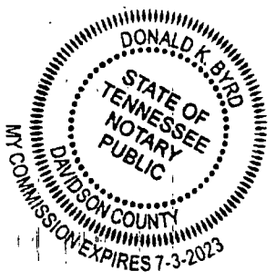

NOTARY PUBLIC
My Commission Expires: 7-3-23

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 11th day of August, 2022.




NOTARY PUBLIC
My Commission Expires: 7-3-23